

STAFF REVIEW AGENDA

03/27/2008
FINAL

Zoning

- 1 PDC08-016 Work Code: Privately Initiated MANAGER: Avril Baty
APN: **24912048** TECH: Roland White ENGINEER: Vivian Tom
Historic: No Impervious Surface: No Owner: SRIDHAR MADHU AND ANJALI
RDA area: SNI Planned Community: No
District: 3 Zone: R-2 GP: MLDR (8.0) Near a Waterway (<300ft): No
Address: 674 BERRYESSA RD SNI area: 13th Street Historic Dist: NO
Gross acres: 0.25 Previous files: PRE07-224 PRE06-355
southwest corner of Berryessa Road and N. 15th Street
Planned Development Rezoning from the R-2 Residential District to the A(PD) Residential District to allow 4 single-family detached residences on a 0.25 gross acre site

Planned Development

- 2 PD08-021 Work Code: MANAGER: Martina Davis
APN: **45106068** TECH: Derek Ng ENGINEER: Norman Mascarinas
Historic: No Impervious Surface: Yes Owner: CALVARY CHAPEL SAN JOSE
RDA area: No Planned Community: No
District: 9 Zone: A(PD) GP: GC Near a Waterway (<300ft): No
Address: 1175 HILLSDALE AV SNI area: No Historic Dist: NO
Gross acres: 2 Previous files: PT08-012 PDC08-015
southwest corner of Foxworthy Avenue and Almaden Expressway
Planned Development Permit to construct 2 attached buildings containing 20 residential attached units and 25,270 square-foot retail commercial use on a 2 gross acre site.
- 3 PD08-022 Work Code: PD for After Midnight MANAGER: Bill Roth
APN: **27740028** TECH: Helen Maddox ENGINEER: N/A
Historic: No Impervious Surface: No Owner: FRIT SAN JOSE TOWN & COUNTRY VILLAGE
RDA area: No Planned Community: No
District: 6 Zone: A(PD) GP: RC Near a Waterway (<300ft): No
Address: 355 SANTANA ROW SNI area: No Historic Dist: NO
Gross acres: 0.88 Previous files: DMV06-087 CRL06-054 RSL06-036 CRL06-012 AD05-3
northwest corner of Santana Row and Olin Avenue (355 Santana Row, Suite 1010)
Planned Development Permit to allow continued operation after midnight and to allow entertainment and drinking establishments at an existing restaurant/bar lounge (Blowfish Sushi) on a 0.88 gross acre site
- 4 PD08-023 Work Code: MANAGER: John Baty
APN: **09707072** TECH: Derek Ng ENGINEER: Vivian Tom
Historic: No Impervious Surface: Yes Owner: CILKER WILLIAM H AND LEILA A TRUSTEE
RDA area: Rincon de los Esteros Planned Community: No
District: 4 Zone: IP GP: IP Near a Waterway (<300ft): No
Address: 166 BAYPOINTE PY SNI area: No Historic Dist: NO
Gross acres: 2.86 Previous files: PDC07-080 SP06-063 PDC05-124
northeast corner of Baypointe Parkway and Tasman Drive
Planned Development Permit to construct 229 single-family attached residences and 6,000 square feet for commercial uses on a 2.86 gross acre site

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Planned Development

- 5 PDA04-076-01 Work Code: None MANAGER: Ella Samonsky
APN: TECH: Derek Ng ENGINEER: N/A
Historic: No Impervious Surface: Yes Owner: ROEM DEVELOPMENT CORP
RDA area: Japantown Planned Community: Jackson-Taylor
District: 3 Zone: A(PD) GP: MU Near a Waterway (<300ft): No
Address: 602 N 7TH ST SNI area: No Historic Dist: NO
Gross acres: 2 Previous files:
southeast corner of East Taylor and North 7th Streets
Planned Development Permit Amendment to reduce residential density from 143 to 126 single-family attached residential units, and commercial intensity from 12,000 to 7,300 square feet of retail, and associated architectural changes on a 2.0 gross acre site

Site Development

- 6 H08-011 Work Code: MANAGER: Avril Baty
APN: **49739121** TECH: Roland White ENGINEER: Norman Mascarinas
Historic: No Impervious Surface: No Owner: Le Hoanh
RDA area: SNI Planned Community: No
District: 7 Zone: R-2 GP: MLDR (8.0) Near a Waterway (<300ft): No
Address: 593 FELDSPAR DR SNI area: No Historic Dist: NO
Gross acres: 0.15 Previous files:
northwest corner of Senter Road and Feldspar Drive
Site Development Permit to allow conversion of one attached garage into living space for a two-family residence and add a new attached garage on a 0.15 gross acre site

Special Use Permit

- 7 SP08-011 Work Code: None MANAGER: Edward Schreiner
APN: **27734036** TECH: Warren Winkler ENGINEER: Vivian Tom
Historic: No Impervious Surface: No Owner: LE LONG LONG LE
RDA area: No Planned Community: No
District: 6 Zone: CG GP: GC Near a Waterway (<300ft): No
Address: 359 S BAYWOOD AV SNI area: No Historic Dist: NO
Gross acres: 0.150 Previous files: **SP05-047 PRE05-297**
west side of South Baywood Avenue, approximately 145 feet north of Hemlock Avenue
Special Use Permit for the legalization of the conversion of a single-family detached residence to existing live/work mixed-use residential/office purposes, the demolition of 2 existing garage/warehouse structures and the construction of a new detached garage on a 0.165 gross acre site

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Special Use Permit

- 8 SP08-013 Work Code: None MANAGER: Christopher Burton
 APN: **24103016** TECH: Helen Maddox ENGINEER: Vivian Tom
 Historic: No Impervious Surface: No Owner: STICKLER MAUREEN TRUSTEE & ET AL
 RDA area: No Planned Community: N/A
 District: 4 Zone: LI GP: IP Near a Waterway (<300ft): Yes
 Address: 1655 BERRYESSA RD SNI area: No Historic Dist: NO
 Gross acres: 13 Previous files: PRE07-346 C07-014 SP07-003
 north side of Berryessa Road, approximately 1,300 feet westerly of Lundy Avenue (including APN: 241-
 Special Use Permit to allow corporation yard use at 2 existing buildings, parking lot re-stripping and to
 locate a temporary modular building (trailer) on a 13 gross acre site

Tentative Map

- 9 AT08-014 Work Code: Vesting Map MANAGER: Edward Schreiner
 APN: **43417061** TECH: Lesley Xavier ENGINEER: N/A
 Historic: No Impervious Surface: Owner: DURAN ABELARDO H
 RDA area: No Planned Community: No
 District: 6 Zone: CP GP: MHDR (12-25) Near a Waterway (<300ft): No
 Address: 702 MINNESOTA AV SNI area: No Historic Dist: NO
 Gross acres: 0.413 Previous files:
 eastern corner of Minnesota Avenue and Hervey Lane
 Lot Line Adjustment Permit request to transfer 0.024 acres between two adjacent properties.
- 10 PT08-012 Work Code: MANAGER: Martina Davis
 APN: **45106068** TECH: Derek Ng ENGINEER: Norman Mascarinas
 Historic: No Impervious Surface: Owner: CALVARY CHAPEL SAN JOSE
 RDA area: No Planned Community: No
 District: 9 Zone: A(PD) GP: GC Near a Waterway (<300ft): No
 Address: 1175 HILLSDALE AV SNI area: No Historic Dist: NO
 Gross acres: 2 Previous files: PD08-021 PDC08-015
 southwest corner of Foxworthy Avenue and Almaden Expressway
 Planned Development Tentative Map to reconfigure one lot into 2 lots on a 2.0 gross acre site.
- 11 T08-013 Work Code: MANAGER: Avril Baty
 APN: **41220041** TECH: Derek Ng ENGINEER: N/A
 Historic: No Impervious Surface: Owner: HUSSAIN MUHAMMAD M AND TASMIA Z
 RDA area: No Planned Community: No
 District: 9 Zone: R-M GP: HDR (25-50) Near a Waterway (<300ft): No
 Address: 1959 HARRIS AV SNI area: No Historic Dist: NO
 Gross acres: 0.2 Previous files:
 northeast corner between Harris Ave and Pauline Dr.
 Tentative Map Permit to subdivide one parcel into 3 lots for condominium purposes for single family
 attached uses on a 0.2 gross acre.

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Tree Removal

- 12 TR08-078 Work Code: SF Lot - on private lot MANAGER: Misty Mersich
APN: **46726038** TECH: Ben Corrales ENGINEER:
Historic: Yes Impervious Surface: Owner: PAULS DAVID W
RDA area: SNI Planned Community: No
District: 3 Zone: R-1-8 GP: MLDR (8.0) Near a Waterway (<300ft): No
Address: 29 S 12TH ST SNI area: 13th Street, University Historic Dist: YES
Gross acres: 0.11 Previous files:
west side of South 12th Street, approximately 250 feet south of East Santa Clara Street
Tree Removal Permit to remove one Redwood tree, approximately 124 inches in circumference, located in the front yard of a single-family residence
- 13 TR08-079 Work Code: SF Lot - on private lot MANAGER: Rachel Roberts
APN: **42931027** TECH: Lesley Xavier ENGINEER:
Historic: No Impervious Surface: Owner: CLARK KEVIN G AND WENDY M
RDA area: No Planned Community: No
District: 6 Zone: R-1-8 GP: MLDR (8.0) Near a Waterway (<300ft): No
Address: 1242 MILDRED AV SNI area: No Historic Dist: NO
Gross acres: 0.31 Previous files: TR06-151
1242 Mildred Avenue
Tree Removal permit request to remove two Monterey Pine trees, approximately 137 inches and 112 inches in circumference, from the rear yard of a single-family residence.
- 14 TR08-080 Work Code: SF Lot - on private lot MANAGER: Michelle Stahlhut
APN: **46425021** TECH: Meera Nagaraj ENGINEER:
Historic: No Impervious Surface: Owner: CHAN TUN D AND PATRICIA D
RDA area: No Planned Community: No
District: 10 Zone: R-1-8 GP: MLDR (8.0) Near a Waterway (<300ft): No
Address: 5481 PLAYA DEL REY SNI area: No Historic Dist: NO
Gross acres: Previous files:
5481 PLAYA DEL REY
To remove a dead Magnolia tree, 80" in circumference on the front yard of a single family residential lot.
- 15 TR08-081 Work Code: SF Lot - on private lot MANAGER: Edward Schreiner
APN: **27431029** TECH: Meera Nagaraj ENGINEER:
Historic: No Impervious Surface: Owner: WATSON MATTHEW AND DUFFY CHRISTIN
RDA area: No Planned Community: No
District: 6 Zone: R-1-8 GP: MLDR (8.0) Near a Waterway (<300ft): No
Address: 1218 N MONROE ST SNI area: No Historic Dist: NO
Gross acres: 0.15 Previous files:
1218 North Monroe Street
To remove a tulip tree, approximately 74" in circumference located on a single family detached residential lot.

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Tree Removal

- 16 TR08-082 Work Code: SF Lot - on private lot MANAGER: Lori Moniz
APN: **43946018** TECH: Lori Moniz ENGINEER:
Historic: No Impervious Surface: Owner: GIFFORD MICHAEL AND TRACI
RDA area: No Planned Community: No
District: 9 Zone: R-1-8 GP: MLDR (8.0) Near a Waterway (<300ft): No
Address: 2699 RICHLAND AV SNI area: No Historic Dist: NO
Gross acres: 0.23 Previous files:
2699 RICHLAND AV
DEAD - Tree Removal Permit to allow the removal of one dead California Bay tree (Umbellularia Californica) approximately 62-inches in circumference from the rear yard of an existing single-family residential lot.
- 17 TR08-083 Work Code: SF Lot - on private lot MANAGER: Suparna Saha
APN: **45102070** TECH: Lesley Xavier ENGINEER:
Historic: No Impervious Surface: Owner: COVARRUBIAS SALVADOR G AND JASMIN
RDA area: No Planned Community: No
District: 9 Zone: R-1-8 GP: MLDR (8.0) Near a Waterway (<300ft): No
Address: 1433 JEFFERY AV SNI area: No Historic Dist: NO
Gross acres: 0.137 Previous files:
1433 Jeffery Avenue
Tree Removal Permit request to remove one Chinese Elm tree from the rear yard of a single-family residence.
- 18 TR08-084 Work Code: SF Lot - on private lot MANAGER: Reena Mathew
APN: **57530065** TECH: Lesley Xavier ENGINEER:
Historic: No Impervious Surface: Owner: BITAR ROGER AND CLAUDINE
RDA area: No Planned Community: No
District: 10 Zone: R-1-5 GP: LDR (5.0) Near a Waterway (<300ft): No
Address: 6166 CALLE DEL CONEJO SNI area: No Historic Dist: NO
Gross acres: 0.19 Previous files:
6166 Calle Del Conejo
Tree Removal Permit request to remove one Cedar tree, approximately 102 inches in circumference, from the rear yard of a single-family residence.
- 19 TR08-085 Work Code: SF Lot - in common area MANAGER: Lori Moniz
APN: TECH: Lori Moniz ENGINEER:
Historic: No Impervious Surface: Owner:
RDA area: No Planned Community: No
District: 10 Zone: R-1-8(PD) GP: MDR (8-16) Near a Waterway (<300ft): No
Address: 1313 LYONSVILLE LN SNI area: No Historic Dist: NO
Gross acres: 18 Previous files:
1313 LYONSVILLE LN
DEAD - Tree Removal Permit to allow the removal of five (5) dead White Alder trees approximately 51.5 to 82.5-inches in circumference from the common area of an existing single-family attached residential complex.

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Conditional Use

- 20 CP08-020 Work Code: CP for Off-Sale of Alcohol MANAGER: Suparna Saha
APN: **24505014** TECH: Derek Ng ENGINEER: Norman Mascarinas
Historic: No Impervious Surface: Yes Owner: BP WEST COAST PRODS LLC
RDA area: No Planned Community: No
District: 4 Zone: A(PD) GP: GC Near a Waterway (<300ft): No
Address: 1141 N CAPITOL AV SNI area: No Historic Dist: NO
Gross acres: 0.8 Previous files:
northwest corner of Capitol Avenue and Berryessa Road
Conditional Use Permit to allow the demolition of an existing gas station / mini-mart, and the construction of a new 2,400 sq. ft. mini-mart, a 1200 sq. ft. car wash, a new gas station canopy, and the off-sale of alcohol on a 0.8 gross acre site.
- 21 CP08-022 Work Code: CP for Off-Sale of Alcohol MANAGER: Suparna Saha
APN: **37224001** TECH: Helen Maddox ENGINEER: N/A
Historic: No Impervious Surface: No Owner: MK ATKAR PROPERTIES INC
RDA area: No Planned Community: No
District: 1 Zone: CP GP: GC Near a Waterway (<300ft): No
Address: 1188 S DE ANZA BL SNI area: No Historic Dist: NO
Gross acres: 0.34 Previous files: **ABCL05-047**
northeast corner of South De Anza Boulevard and Bark Lane (US GAS & MINI MARKET)
Conditional Use Permit to allow off sale of alcoholic beverages at a mini mart of a gasoline station on a 0.34 gross acre site



CITY OF SAN JOSE, CALIFORNIA

Department of Planning, Building and Code Enforcement
200 East Santa Clara Street
San Jose, CA 95113-1905

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STAFF REVIEW AGENDA

3/10/2008 to 3/15/2008

Tract Maps

1

Sub Code: Standard Map

PW Engineer: Vivian Tom

APN: **29946024**

Work Proposed: Residential

PL Manager: Martina Davis

District: 1

Gross acres: 0.26

Owner: ETTEFAGH FARAJOLLAH ET AL

Address: 962 BOYNTON AV

Previous files: PD07-029 PDC06-087 PRE06-109 PRE05-510 PRE05

EAST SIDE OF BOYNTON AVENUE, APPROXIMATELY 350 FEET NORTHERLY OF WILLIAM

SUBDIVIDE ONE PARCEL INTO 5 LOTS FOR 4 UNITS